



HOUSING AUTHORITIES OF THE CITY OF WASHBURN & COUNTY OF BAYFIELD



420 EAST THIRD STREET, WASHBURN, WI. 54891
PHONE: (715) 373-2653 FAX: (715) 373-2610



This institution is an equal opportunity provider

Seeking Land for Purchase:

Senior Housing Development in the Town of Bell

Posted 9/12/25 – Proposals Due 10/31/25

Purpose

The Bayfield County Housing Authority is seeking land available within the Town of Bell that is suitable for a new senior housing development. Landowners are invited to submit sites for consideration that meet the minimum requirements below.

Minimum Eligibility Requirements

Sites must:

- Be at least .5 acre in size (can be individual or combined parcels)
- Be within or adjacent to the Town of Bell Sanitary District (see map)
- Have compatible adjacent land uses and safe site access.
- Have year-round public road access.

Preferred Site Characteristics

- Gentle slopes or level terrain; limited wetlands/floodplain; minimal environmental constraints.
- Access to existing utilities (sanitary sewer, water, electricity, and broadband service or serviceability).
- Ease of access to daily living amenities in the unincorporated Village of Cornucopia (e.g., groceries/market, post office, dining, retail, recreation, etc.).

Submission Requirements

Please submit a single package or file that includes:

1. **Contact Details:** owner name, mailing address, phone, and email
2. **Proof of Ownership:** copy of deed or current tax statement
3. **Parcel Information:** parcel ID(s), physical address, total acreage
4. **Utilities & Sanitary:** brief statement confirming existing utility access and location within the Town of Bell Sanitary District
5. **Accessibility Note:** approximate walking distance to Cornucopia daily amenities and the route used to calculate it

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Mail: U.S. Department of Agriculture
Office of the Assistant Secretary for Civil Rights
1400 Independence Avenue, SW
Washington, D.C. 20250-9410

Fax: (202) 690-7442; or
Email: program.intake@usda.gov

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6. Site Map(s):

- Parcel boundary map (County GIS printout acceptable)
- Photos (optional but encouraged)

7. Constraints/Disclosures: existing structures, known wetlands, floodplains, easements, deed restrictions, or environmental issues (e.g., asbestos, fill, lead, petroleum, etc.)

8. Proposed Sale Price: include any terms (survey, contingencies, timing)

Evaluation Criteria

- **Meets minimum requirements.**
- **Location & distance** to Cornucopia daily amenities.
- **Utility service readiness** and connection feasibility.
- **Physical suitability** (topography, access, environmental constraints).
- **Price and terms** (reasonableness and clarity).

How to Submit

Email PDF to: jwarren@bayfieldcountyhousing.org

Subject line: "Cornucopia Senior Housing – [Owner/Parcel ID]"

Mailing alternative (if needed): 420 East Third Street, Washburn, WI 54891

Submission deadline: October 31, 2025

The BCHA may contact owners for clarifications, request site access, or seek additional documentation. Submissions are not binding offers and do not obligate the BCHA to purchase any property.

Contact:

Jennifer Toribio-Warren

Bayfield County Housing Authority

420 East Third Street

Washburn, WI 54891

Phone: [715-373-2653](tel:715-373-2653)

jwarren@bayfieldcountyhousing.org

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Bell Sanitary District

GIS data shown on map is approximate.
Based on 2024 tax assessment data.

- Roadway
- Approx. Parcel Line
- Sanitary Tax District

